



City of Carmel

CARMEL PLAN COMMISSION AGENDA

JANUARY 18, 2005

7:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Swearing-in of New Members, Elections, and Appointments:**
 - 1h. Swearing-in of New Members/Introduction**
 - 2h. Election of President**
 - 3h. Election of Vice-President**
 - 4h. Election of Member to Board of Zoning Appeals**
 - 5h. Election of Member to Hamilton County Plan Commission**
 - 6h. Election of Member-at-Large**
- I. Public Hearings:**
 - 1i. Docket No. 04080056 PP: Villas at Morgan's Creek – Primary Plat (Public Hearing on Subdivision Waiver 05120002 SW Only)**

The applicant seeks to plat a residential subdivision of 12 lots on 6.39 acres and seeks the following subdivision waivers:
Docket No. 05120002 SW: SCO 6.05.08 - Perimeter Lots
Docket No. 04080057 SW: SCO 6.03.07 – Street Layout & Design Standards
The site is located at 14309 Gray Road. The site is zoned S1/Residence.
Filed by Adam DeHart of Keeler Webb Associates for Covenant Group, LLC.
 - 2i. Docket No. 04090008 DP/ADLS: Companion Animal Hospital**

The applicant proposes to construct a veterinary hospital. The site is located at 1425 South Range Line Rd. The site is zoned B-8/Business.
Filed by Jim Shinaver of Nelson & Frankenberger for Dr. Buzzetti.

- 3i. Docket No. 04110007 PP Amend - Woodgate Subdivision, Section 2, Block A**
The applicant seeks to replat part of Block A to create 1 lot. The site is located southeast of 146th Street and Carey Road. The site is zoned R-1/Residence. Filed by Dave Barnes of Weihe Engineers for L& W Construction.
- 4i. Docket No. 04110034 DP/ADLS: Tom Wood Nissan**
The petitioner proposes a new commercial structure, parking, and signage. The site is located at 4150 East 96th Street. The site is zoned B3/Business. Filed by Lawrence Lawhead for Tom Wood Nissan.
- 5i. Docket No. 04100026 OA: Patch V - Ordinance Amendment**
The applicant seeks to Amend Chapters 25: Additional Use Regulations; Chapter 25.07: Sign Ordinance; Chapter 26: Additional Height, Yard, and Lot Area Requirements; Chapter 28: Nonconforming Uses & Exemptions; Chapter 29: Administration; Chapter 34: Zoning Violations; and Appendix A: Schedule of Uses of the Carmel/Clay Zoning Ordinance. Filed by the Carmel Department of Community Services.

J. Old Business:

- 1j. Docket No. 04080059 PP: Saddlebrook at Shelborne - Primary Plat**
The applicant seeks to plat a residential subdivision of 77 lots on 61.21 acres. The site is located at 11901 Shelborne Road. The site is zoned S1/Residence. Filed by Steve Hardin of Bingham McHale LLP for Leeds, LLC.
- 2j. Docket No. 04100034 PP: Kendall Wood - Primary Plat**
The applicant seeks to plat a residential subdivision of 17 lots on 17.889 acres. The petitioner also seeks the following subdivision waiver:
Docket No. 04100035 SW: SCO 6.03.19 (4) – Access to Arterials
The applicant request that the required 200 foot buffer area be reduced to 25 feet. The site is located at the NW corner of 121st Street and Shelborne Road. The site is zoned S1/Residence. Filed by Dennis Olmstead of Stoeppelwerth and Associates, Inc. for Steven A. Wilson.
- 3j. Docket No. 04050012 OA – Park Impact Fees**
Docket No. 04050013 CP - Carmel/Clay Parks Zone Improvement Plan
The applicant seeks to amend **Chapter 29: Park and Recreation Impact Fees** and amend the Carmel/Clay 2020 Vision Comprehensive Plan: Carmel/Clay Parks Impact Fee Zone Improvement Plan. Filed by the Carmel/Clay Parks Department.

- 4j. Docket Nos. 04010027 OA; and 04080048 Z: Z-465-04**
(as amended and approved by City Council)
Proposed Chapter 23F: Range Line Road /Carmel Drive Overlay Zone
The petitioner seeks to add new provisions regarding development standards for properties along portions of Range Line Road and Carmel Drive to the Zoning Ordinance.
Filed by the Department of Community Services.
- 5j. Docket Nos. 04070029 OA: Z-461-04**
(as amended and approved by City Council)
Temporary Use Regulations Ordinance &
Resubdivision; Lots containing Two-Family Dwellings
The applicant seeks to amend Chapters 3, 25, 25.07, and Appendix A of the Carmel/Clay Zoning Ordinance. The applicant also seeks to add Section 5.8 to the Carmel Subdivision Control Ordinance regarding resubdivision of lots containing two-family dwellings.
Filed by the Carmel Department of Community Services.

K. New Business

L. Adjournment